

## ZONING AND ADJUSTMENT BOARD

June 3, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, June 3, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Dossie Singleton, Jack Bratton, Rusty Mask, Frank Topping, Todd Brown, Evan Merritt and Mark Caruthers. Wayne Lee, Richard Bradley, Lamar Parker and Dale Nichols were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Caruthers made a motion to approve the minutes from the ZAB Meeting on May 20, 2002. Mr. Bratton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2002-61

Albert L. Williams, Estate

Gary E. Williams, representative for the property owner, was present and requesting a rezoning from A5 to RR1C on 4.59 acres MOL to correct an improper zoning on a parcel created by a court order. There were eight notices sent. Of the eight notices sent, there were none received in favor and none in objection. There were no objections from the audience. Mr. Topping had questions regarding the court order. Mr. Williams explained there was not a court order but the estate had gone through probate. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

ZP2002-66

Susan A. Boyce

Jane and Ronald Mancini, representatives for the property owner, were present and requesting a rezoning from A5 to RR1C on 2 acres MOL for the purpose of a lineal transfer. There were four notices sent. Of the four notices sent, there were none received in favor and none in objection. Mr. Mancini stated the property had been deeded to their daughter, Susan Boyce. Daniel White was present and opposing the lineal transfer. Mr. White stated he was told the property in the area could not be subdivided and felt the Mancini's were opening the door for future development of small tracts. Mr. White also stated he would approve of the transfer contingent upon the property being a five acre tract but he did not approve of mobile homes being allowed in the area. Mr. White questioned why the Mancini's couldn't apply for a temporary use permit. Attorney Neal explained the regulations for a temporary use permit and the lineal transfer exemptions in the Land Development Code set by the Board of County Commissioners. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to

recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

#### ZP2002-71

James W. & Carrie Hickman, Etal

Robert Hogan and Ronald Mancini, representatives for the property owner, were present and requesting a rezoning from A5 & RR1 to RR1C on 19.40 acres MOL to bring the property into compliance with the Future Land Use Map. There were two notices sent. Of the two notices sent, there were none received in favor and none in objection. Mr. Hogan explained they would like to develop the property into approximately 17 one-acre tracts. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

#### ZP2002-67

Fharis, Jr. & Patricia Williams

Fharis, Jr. & Patricia Williams were present and requesting a rezoning from A5 to RR1C on 5.50 acres MOL for the purpose of lineal transfer and to bring the property into compliance with the Future Land Use Map. There were five notices sent. Of the five notices sent, one was received in favor and none in objection. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bratton seconded the motion and the motion carried.

#### ZP2002-65

A. Pearl Smith, Life Estate

Janette Marshall, representative for the property owner, was present and requesting to renew a Temporary Use Permit for three years to allow a mobile home for a caregiver's residence. There were five notices sent. Of the five notices sent, none were received in favor and none in objection. There were no further questions or discussions from the Board. Mr. Topping made a motion to approve the renewal request for a Temporary Use Permit for three years to allow a mobile home for a caregiver's residence. Mr. Bratton seconded the motion and the motion carried.

#### ZP2002-68

L.A. & Charlotte Martin

Lynn and Charlotte Martin were present and requesting a Temporary Use Permit for three years to allow a mobile home for a caregiver's residence. There were five notices sent. Of the five notices sent, three were received in favor and none in objection. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to approve the Temporary Use Permit for three years to allow a mobile home for a caregiver's residence. Mr. Merritt seconded the motion and the motion carried.

#### ZP2002-70

William B. & Donna Graham

William Graham was present and requesting a Variance to reduce the side setback for a garage expansion from 15 feet to 2 feet. There were eight notices sent. Of the eight notices sent, four were received in favor and one in objection. The letter of objection was read into the record. The Board had questions as to how long the structure had existed and how long the slab had existed. Mr. Graham stated the building had been there for approximately 15 years and the slab had been poured earlier this year. Mr. Graham stated he had already begun construction for the expansion but had ceased from further construction. Mr. Caruthers made a motion to approve the Variance to reduce the side setback for the garage expansion from 15 feet to 2 feet. Mr. Merritt seconded the motion and the motion carried.

Mr. Caruthers made a motion to adjourn the meeting. Mr. Merritt seconded the motion and the motion carried.

The meeting adjourned at 7:08 p.m.

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Larry Story, Chairman  
Zoning & Adjustment Board